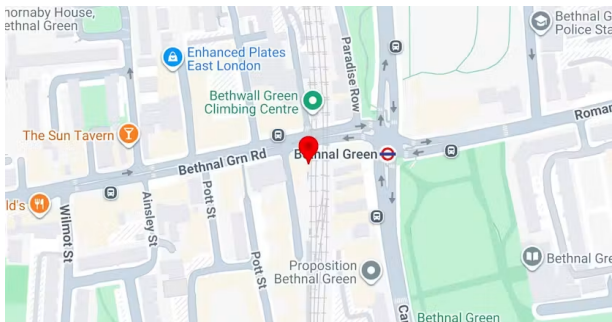






Arch 13, Gales Gardens, Bethnal Green, London, E2 0EJ

Location

The Unit is located on Gales Gardens accessed via Bethnal Green Road providing access to The City. Bethnal Green Underground Station (Central Line) is only a one-minute walk from the Unit providing a direct service to Liverpool Street Station and Bethnal Green Overground Station (Weaver Line) is only a short walk away.

Description

Refurbished Industrial Unit ideal for Food & Beverage Use.

Accommodation

Name	sq ft	sq m
Unit - Industrial	1,100	102.19

Key Points

- Electric Roller Shutter
- Glazed Frontage
- LED Lighting
- Three Phase Electricity Supply
- WC Facilities

Terms

A new Full Repairing and Insuring Lease for a Term to be agreed.

The Lease is to be contracted outside the Security of Tenure Provisions of the Landlord & Tenant Act 1954 Part II.

Viewings

Viewings are strictly by Appointment via Industrial Warehaus Property Group.

Summary

- Rent: £36,000 per annum
- Business rates: £9,720 per annum Based on 2026 Valuation
- Service charge: £1,440 per annum
- VAT: Applicable
- Legal fees: Ingoing tenant is liable for both parties legal costs. The ingoing Tenant is to pay the Landlord's Administrative/Legal Costs of £595.00 plus VAT.
- EPC: A
- Lease: New Lease

Further information

- [View Microsite](#)

Contact & Viewings



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